THE CITY OF REDMOND
Residential Submittal Requirements

The following minimum information is required for your Residential Building Permit Application.

A. FEES DUE AT TIME OF PERMIT APPLICATION

The following non-refundable fees will be collected at the time of application for all residential projects. Please refer to the sheet, Residential Building Permit Fees for additional information.

1. Building Plan Check Fee
2. Energy Code Plan Check Fee
3. 3% Technology Surcharge Based on Total Permit Cost

B. CODES

The City of Redmond currently enforces the following:

National Codes

1. 2003 International Residential Code (IRC)
2. 2003 International Building Code (IBC)
3. 2003 International Mechanical Code (IMC)
4. 2003 International Fuel Gas Code (IFGC)
5. 2003 Uniform Plumbing Code (UPC)
6. 2003 International Property Maintenance Code (IPMC)
7. 2003 International Fire Code (IFC)
8. 2002 National Electric Code (NEC)
9. 1998 Accessible & Usable Buildings & Facilities (ICC/ANSI 117.1)

Washington State Amendments

1. WAC 51-50 Washington State Building Code (IBC)
2. WAC 51-51 Washington State Building Code (IRC)
3. WAC 51-52 Washington State Mechanical Code (IMC)
4. WAC 51-54 Washington State Fire Code (IFC)
5. WAC 51-56 & 51-57 Washington State Plumbing Code & Standards (UPC)
6. WAC 51-11 Washington State Energy Code (WSEC)
7. WAC 51-13 Washington State Ventilation and Indoor Air Quality Code (WSVIAQ)
8. WAC 296-46B Electrical Safety Standards, Administration, and Installation

Redmond Local Amendments and Regulations

1. Redmond Municipal Code Title 15 Buildings and Construction
   - Chapter 15.06 - Fire Code
   - Chapter 15.08 - Building Code
   - Chapter 15.10 - Property Maintenance Code
   - Chapter 15.12 - Electrical Code
   - Chapter 15.14 - Mechanical Code
   - Chapter 15.16 - Plumbing Code
   - Chapter 15.18 - Energy Code
   - Chapter 15.20 - Ventilation and Indoor Air Quality Code
2. Redmond Community Development Guide
3. Redmond Fire Department Standards

C. CITY OF REDMOND DESIGN REQUIREMENTS

IRC Table R301.2(1)

Ground Snow Load	Wind Speed	Seismic Design	Subject to Damage From				Winter Design Temp	Ice Shield Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
			Weathering	Frost line depth	Termite	Decay					
15	85	D2	Moderate	12"	Slight to Moderate	Slight to Moderate	27° F	No	1979 FIRM	113	52° F

A Geo-Technical Report may be required for residential construction on steep or difficult lots.

D. PLANS AND DRAWINGS

Submit two (2) complete sets of drawings and plans. Drawings and plans must be submitted on minimum 18"x24", or maximum 30"x42" paper. All sheets are to be the same size and sequentially labeled. Plans are required to be clearly legible, with scaled dimensions, in indelible ink, blue line, or other professional media. Plans will not be accepted that are marked preliminary or not for construction, that have red lines, cut and paste details or those that have been altered after the design professional has signed the plans. **REVERSE PLANS WILL NOT BE ACCEPTED.**

Please Note: A separate submittal of drawings and plans is required for each building or structure.

DETAILED SUBMITTAL REQUIREMENTS

Mark each box to designate that the information has been provided.
Please submit this checklist as part of your submittal documents.

A. ❒ SITE PLAN – REQUIRED WITH ALL SUBMITTALS

1) Three (3) complete sets of plans on 8.5"x11" paper which reflect all of the information noted in the Site Improvement and Drainage Plan Requirements for Residential Construction.

B. ❒ FOUNDATION PLAN (Minimum 1/4" Scale)

1) Show north direction.
2) Indicate front street (and side street, if a corner lot).
3) Show the location and dimension to all property lines.
4) Show the location for existing and/or proposed easements.
5) Provide the scale for the drawing.
6) Show outline of foundation with section cuts and dimensions; include maximum wall heights and all connections.
7) Provide the location and size of all beams, posts, interior footings and thickened footings within slabs with their dimensions and connections.
8) Provide detail cuts of step down foundation and footings with required reinforcing steel.
9) Show spacing of anchor bolts, location, and type of holddown fasteners to the foundation.
10) Retaining walls.
11) Show the location and size of all crawl space vents and the crawl space access with size and location.
12) Show footing depth below grade and show the clearance between grade and sill plate.
13) Show the floor joist size, spacing, direction, support, connections and blocking.
14) Show all floor insulation.
15) Label any space within the foundation (i.e. basement, garage, storage room, etc.)

Note! Redmond is in seismic design category D2 which requires that foundations with stem walls have a minimum #4 rebar at top and minimum #4 rebar at bottom of footing.

Note! All footings are to be below root level and entrenched below grade of interior crawl area. Crawl areas shall be provided with drainage and connected to foundation drains.

C. ❒FLOOR PLAN (Minimum 1/4" Scale)

1) Indicate the dimensions of all areas and the use of each room. Include fixed cabinet, counter or island facilities.
2) Show all roof, floor or deck joists size, spacing, direction, support, connections, blocking, etc.
3) Show the location of exhaust fans, smoke detectors, hot water heater, heating units, plumbing fixtures and any other mechanical equipment.
4) Show the location of the attic and/or crawl space access.
5) Include all exterior decks on your floor plan, with necessary structural details and attachment to the house.

Note! The 2003 International Residential Code requires smoke detectors at each level of the home and in all rooms that can be used for sleeping. All smoke alarms shall be listed and installed in accordance with the IRC and provisions of NFPA 72.

D. ❒ARCHITECTURAL CROSS SECTIONS & DETAILS (Minimum 1/4" Scale)

1) Show a typical roof section with all materials labeled; indicate size and spacing of all members; include all dimensions, venting, insulation and connections.
2) Show a typical foundation and floor section with all materials labeled; indicate size and spacing of all members; include all dimensions, venting, insulation and connections.
3) Show a typical wall section with all materials labeled; indicate size and spacing of all members and insulation values.
4) Show all connection details, including post-beam, post-footing, collar tie, etc.
5) Provide the dimensions for all stairs, with details showing rise, run, headroom and handrails per Section R311 of 2003 Internation Residential Code. Guards require intermediate rails to be less than 4" apart; handrails are to be 34" to 38" from the nose of the tread and to be returned. Show any fire blocking, landing sizes. Specify one-hour fire resistive construction for any usable space under the stairs.
6) Show a section detail of any fireplace, including the hearth and hearth extension. Include dimensions, materials, clearance from combustibles, height above roof, reinforcing, seismic anchorage and foundation details.

E. ❒STRUCTURAL NOTES

1) Specify all design load values, including dead, live, snow, wind, lateral retaining wall pressures and soil bearing values.
2) Specify minimum design concrete strength, concrete sack mix and reinforcing bar grade.
3) Specify the grade and species of all framing lumber.
4) Specify the combination symbol (strength) of all GLU-LAM beams.
5) Specify all metal connectors, including joist hangers, clips, post caps, post bases, etc.
6) Provide details showing the complete load path transfer at roof perimeter, interior shear walls, cantilevered floors, off-set shear walls and ceiling diaphragm to shear walls (if used).
7) Provide a shear wall schedule noting nail spacing, blocking, bolts, top and bottom plat nailing.
8) Locate all holddown straps on the drawings.

F. ❒STRUCTURAL CALCULATIONS

1) Provide two (2) sets of structural calculations if prepared by an engineer or architect registered with the State of Washington. (Not required if using a Prescriptive Design Approach from the IRC/IBC.)

G. ❒ELEVATIONS

1) Show elevation views of each side of the structure; provide finished floor level for each floor.
2) Show existing and proposed grades.
3) Show the maximum building height.
4) Show the maximum site slope.
5) Show all roof overhangs and any chimney clearances from the roof.
6) Indicate the pitch of the roof.

7) Note the exterior siding and roof covering materials.

H. ❒DOORS & WINDOWS

1) Show size and type of all doors.
2) Show the door size, type and closure device for doors between the garage and dwelling.
3) Show all window sizes and openable areas.
4) Show all sleeping room egress window locations, sill heights, method of opening, dimension of openable area and clear open space.
   (A minimum of 5.7 square feet of openable area is required, 5 square feet at grade floor)
5) Show size and type of all skylights

I. ❒WASHINGTON STATE ENERGY CODE

1) Provide two completed copies of the **2003 WSEC & VIAQ Residential Prescriptive Compliance Form**.
2) Show the insulation R values on the floor plan drawings and glazing class of all windows and skylights.

The Building Permit does not include any mechanical, electrical, or plumbing work. These permits are issued separately. These permits require a separate permit application.

To ensure that you have the most current information, please contact the City of Redmond Permit Center at 425-556-2473 or by e-mail to permittech@redmond.gov.

Visit our website at http://www.redmond.gov/insidecityhall/planning/planning.asp.

Applications delivered by courier or mail will not be accepted.

Incomplete applications will not be accepted.

I acknowledge that all items designated as submittal requirements must accompany my Building Permit Application to be considered a complete submittal.

Signature: _____ Date: _____
(Owner/Owner's Representative)